

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Albany

State: NY

PJ's Total HOME Allocation Received: \$17,166,145

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 28			
% of Funds Committed	100.00 %	95.42 %	1	94.94 %	100	100	
% of Funds Disbursed	98.72 %	78.28 %	1	84.35 %	99	98	
Leveraging Ratio for Rental Activities	0.62	2.14	21	4.59	10	12	
% of Completed Rental Disbursements to All Rental Commitments***	99.66 %	73.78 %	10	81.38 %	70	61	
% of Completed CHDO Disbursements to All CHDO Reservations***	85.19 %	69.16 %	7	68.05 %	82	78	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.46 %	79.90 %	12	79.65 %	46	44	
% of 0-30% AMI Renters to All Renters***	30.73 %	49.35 %	18	44.76 %	27	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.51 %	95.51 %	11	94.31 %	62	60	
Overall Ranking:			In State:	16 / 28	Nationally:	45 47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,371	\$50,774		\$25,245	410 Units	30.60 %	
Homebuyer Unit	\$14,338	\$14,903		\$14,395	682 Units	51.00 %	
Homeowner-Rehab Unit	\$12,528	\$11,830		\$20,186	182 Units	13.60 %	
TBRA Unit	\$295	\$5,102		\$3,142	64 Units	4.80 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany NY

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$14,895	\$48,140	\$17,941
<b>State:*</b>	\$101,305	\$91,184	\$15,976
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.4 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.95

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">32.6</span>	<span style="border: 1px solid black; padding: 2px;">31.1</span>	<span style="border: 1px solid black; padding: 2px;">36.3</span>	<span style="border: 1px solid black; padding: 2px;">7.8</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">57.8</span>	<span style="border: 1px solid black; padding: 2px;">58.9</span>	<span style="border: 1px solid black; padding: 2px;">50.0</span>	<span style="border: 1px solid black; padding: 2px;">85.9</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">7.6</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">10.4</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>
----------	---	---	--	---

### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">33.8</span>	<span style="border: 1px solid black; padding: 2px;">24.0</span>	<span style="border: 1px solid black; padding: 2px;">28.0</span>	<span style="border: 1px solid black; padding: 2px;">43.8</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">20.8</span>	<span style="border: 1px solid black; padding: 2px;">21.1</span>	<span style="border: 1px solid black; padding: 2px;">23.6</span>	<span style="border: 1px solid black; padding: 2px;">21.9</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">27.2</span>	<span style="border: 1px solid black; padding: 2px;">26.0</span>	<span style="border: 1px solid black; padding: 2px;">19.2</span>	<span style="border: 1px solid black; padding: 2px;">18.8</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">12.7</span>	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">18.1</span>	<span style="border: 1px solid black; padding: 2px;">9.4</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">7.1</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.3</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">55.1</span>	<span style="border: 1px solid black; padding: 2px;">36.7</span>	<span style="border: 1px solid black; padding: 2px;">26.9</span>	<span style="border: 1px solid black; padding: 2px;">45.3</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">14.2</span>	<span style="border: 1px solid black; padding: 2px;">5.3</span>	<span style="border: 1px solid black; padding: 2px;">8.2</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">35.2</span>	<span style="border: 1px solid black; padding: 2px;">23.1</span>	<span style="border: 1px solid black; padding: 2px;">45.3</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">19.2</span>	<span style="border: 1px solid black; padding: 2px;">33.0</span>	<span style="border: 1px solid black; padding: 2px;">6.3</span>
Other:	<span style="border: 1px solid black; padding: 2px;">1.5</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">8.8</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">4.7</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">8.6</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">86.8</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 2

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

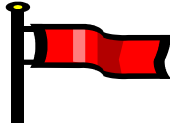
# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: NY Group Rank: 45  
 State Rank: 16 / 28 PJs (Percentile)  
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 47  
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	99.66	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	85.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.51	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	5.93	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

